079.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	606,800 /	606,800
					USE VALUE:	606,800 /	606,800
					ASSESSED:	606,800 /	606,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YORKE DAVID G/SAYA O
Owner 2:	
Owner 3:	
Street 1:	55 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCOPPETTUOLO J./DICESARE V. -
Owner 2:	TRS/55 BRATTLE ST TRUST -
Street 1:	55 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,790 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 1332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3790.000	233,200		373,600	606,800
Total Card	0.087	233,200		373,600	606,800
Total Parcel	0.087	233,200		373,600	606,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.56 | /Parcel: 455.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

49236

GIS Ref

GIS Ref

Insp Date

11/29/18

!6454!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,200	0	3,790.	373,600	606,800	606,800	Year End Roll	12/18/2019
2019	101	FV	204,600	0	3,790.	373,600	578,200	578,200	Year End Roll	1/3/2019
2018	101	FV	204,600	0	3,790.	250,800	455,400	455,400	Year End Roll	12/20/2017
2017	101	FV	204,600	0	3,790.	240,200	444,800	444,800	Year End Roll	1/3/2017
2016	101	FV	204,600	0	3,790.	218,800	423,400	423,400	Year End	1/4/2016
2015	101	FV	199,400	0	3,790.	176,100	375,500	375,500	Year End Roll	12/11/2014
2014	101	FV	199,400	0	3,790.	157,400	356,800	356,800	Year End Roll	12/16/2013
2013	101	FV	199,400	0	3,790.	149,400	348,800	348,800		12/13/2012

PRINT

Date	Time
12/10/20	21:13:50

LAST REV

Date	Time
04/30/19	14:30:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOPPETTUOLO J.	53484-84		9/1/2009		352,000	No	No		
GANEM JOHN M &	39561-155		6/16/2003	Family		No	No		
	16989-164		5/1/1986		141,900	No	No		Y

USER DEFINED

Prior Id # 1:	49236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2010	217	Re-Roof	5,000					
12/29/2004	1211	Redo Bat	9,000	C		G6	GR FY06	
3/19/2001	150	Redo Kit	5,000	C				NEW KITCHEN CABINE
10/15/1997	626	Manual	7,000					V/SIDING
7/30/1997	542		1,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Measured	197	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
1/12/2000	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3790		Sq. Ft.	Site		0	70.	1.41	11									373,590						373,600	

Total AC/HA: 0.08701 | Total SF/SM: 3790 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 373,590 | Spl Credit | Total: 373,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	167.063
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316858
Depreciation:	83651
Depreciated Total:	233208

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

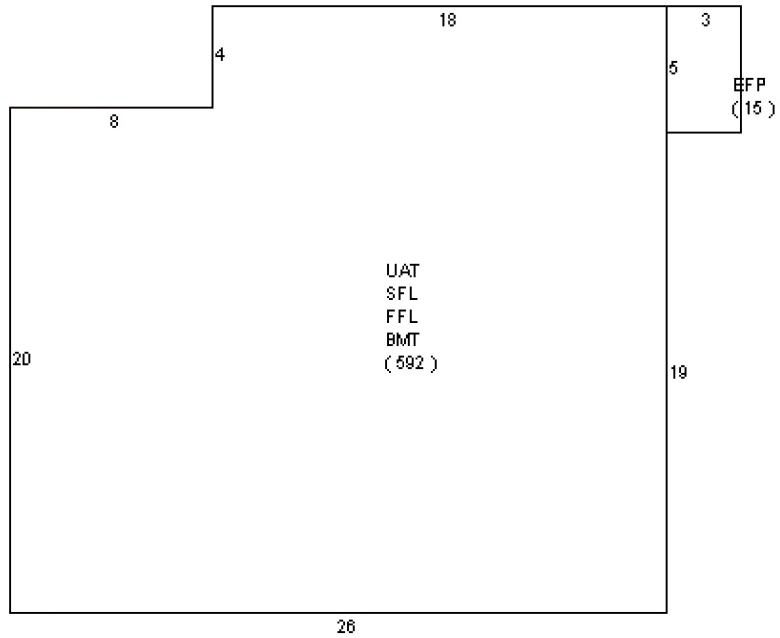
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.06
Special Features:	0	Val/Su Net:	120.27
Final Total:	233200	Val/Su SzAd	196.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	592	50.120	29,670
FFL	First Floor	592	167.060	98,901
SFL	Second Floor	592	167.060	98,901
UAT	Upper Attic	148	116.940	17,308
EFP	Enclos Porch	15	71.870	1,078

Net Sketched Area:	1,939		Total:	245,858	
Size Ad	1184	Gross Are	2383	FinArea	1332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	